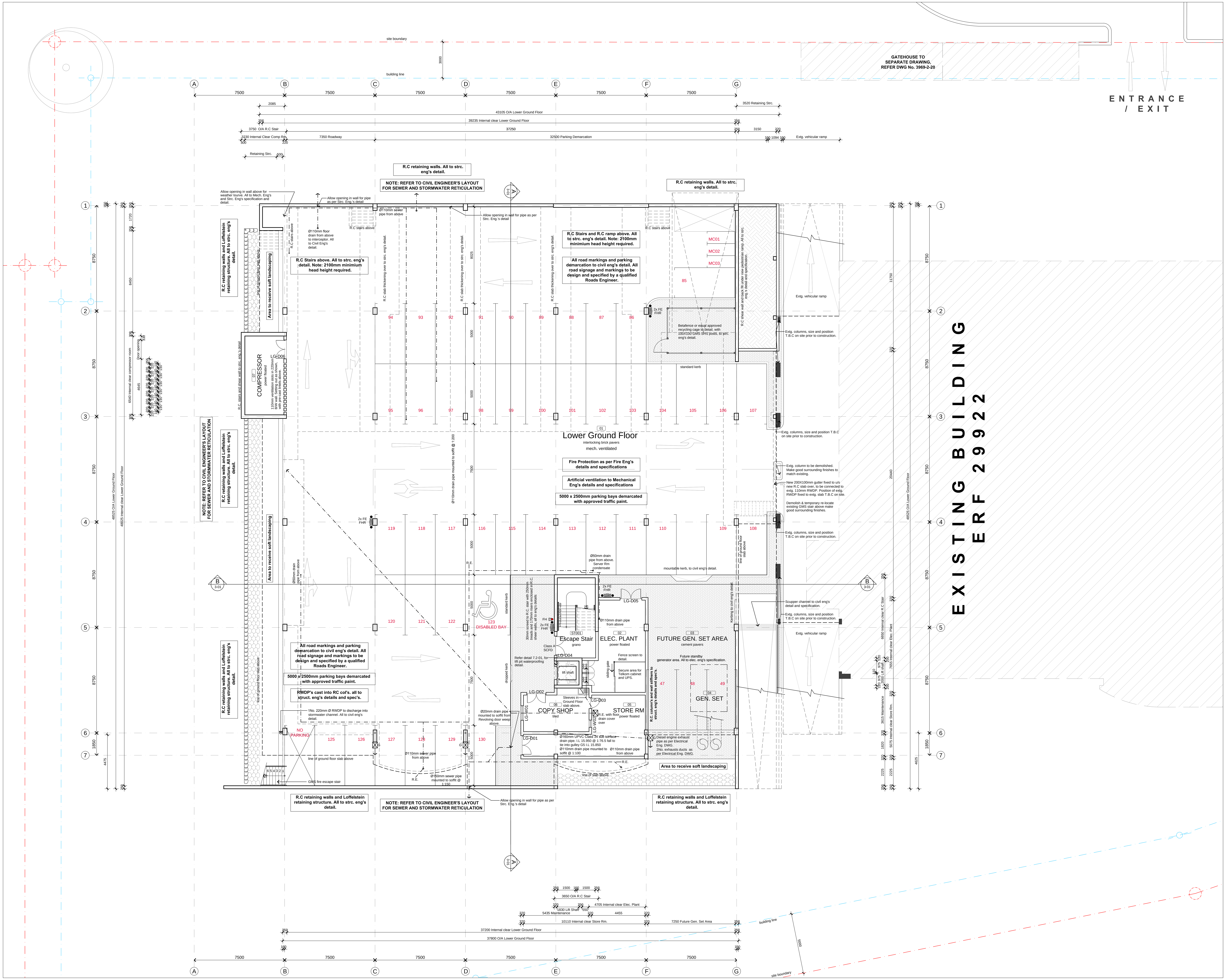

2-01B LOWER GROUND FLOOR PLAN

1:100

Read in conjunction with Drawing Numbers.

3969 - 2-00 Ground Floor Plan
3969 - 2-01 First Floor Plan
3969 - 2-02 Roof Plan
3969 - 3-00 Sections A.A. and B.B.
3969 - 4-00 North & South Elevations
3969 - 4-01 East & West Elevations

and all relevant Structural, Mechanical, Electrical, Civil and Fire Consultants drawings and specifications.

All dimensions and levels to be verified before commencement of work and any discrepancies to be reported to the Architect.

GENERAL CONSTRUCTION NOTES:

ROOF CONSTRUCTION: Generally;
0,53mm Clean COLORBOND steel AZ150, colour "Armour Grey" KLIP-LOK profiled roof sheeting sprung laid in single lengths concealed clip fixed concurrently through insulation described below to gms purlins at ±1550mm centres on roof structure to Structural Eng's design and specification. 40mm thick Lambdaboard with matt mineral coated fiberglass tissue facing to roof sheeting side butt jointed fixed concurrent with roof sheeting over purlins with 5mm gap between butt joints over purlins. Refer DWG NO. 7.9-1,7.9-2.

FLAT ROOF CONSTRUCTION: R.C STAIR ST002, R.C FLAT ROOFS
To be R.C. slabs to eng's details, with screed laid to falls to outlets with SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and cross-falls dressed into RW.outlets, waterproofing membrane finished with two coats bituminous aluminium paint. Refer DWG Series 7.1.

CEILING CONSTRUCTION: Generally;
Lay in and plasterboard ceilings, all in accordance with the manufacturers recommendations. Refer DWG NO. 5-00,5-01,5-02,5-10.

WALL CONSTRUCTION: Offices
280mm cavity construction. Outer skin 110mm clay bwk for plaster and paint finish, 60mm cavity with 5No. galvanised wall ties/m2. Inner skin 110mm clay bwk for plaster and paint finish. Cavities to be closed with top 3no. courses of brickwork. Pre-cast lintels to be used over openings with a min. of 4no. brick courses over. supply 2 layers galv. ladder type brick force reinforcement to 2no. horizontal courses above and below window openings for full length of wall. Lapped at intersections. Vertical and horizontal DPC's to be provided at all openings. Stepped DPC to external walls terminating 150mm min. above natural ground. Vertical DPC to all changes in floor Levels. Refer DWG NO. 7.2-01.

WALL CONSTRUCTION: Warehouse
280mm cavity construction. Outer skin 110mm clay bwk for plaster and paint finish, 60mm cavity with 5No. galvanised wall ties/m2. Inner skin 110mm clay bwk bagged and painted finish. Cavities to be closed with top 3no. courses of brickwork. Pre-cast lintels to be used over openings with a min. of 4no. brick courses over. supply 2 layers galv. ladder type brick force reinforcement to 2no. horizontal courses above and below window openings for full length of wall. Lapped at intersections. Vertical and horizontal DPC's to be provided at all openings. Stepped DPC to external walls terminating 150mm min. above natural ground. Vertical DPC to all changes in floor Levels. Refer DWG NO. 7.2-01.

Drywall Construction: Generally
90mm drywall construction, consisting of stud and track system with studs at 400mm centres friction fitted into head track and floor track and clad on both sides with 12,5mm thick taper edged plasterboard. Refer DWG NO. 5-00,5-01,5-02,5-10.

FLOOR CONSTRUCTION: Offices
Finish as indicated on plan on power floated reinforced concrete floor slab to structural engineers details and specifications. Refer DWG Series 8.1.

Warehouse Buildings
Finish as indicated on plan on power floated reinforced concrete floor slab to structural engineers details and specifications. Refer DWG Series 8.1.

WINDOWS:
All glazing to be laminated safety glass. All window frames generally of anodised aluminium construction with openable sections as indicated on elevations. All in accordance with SANS 10400 Part N and all subregulations parts contained within. Refer DWG Series 8.3.

M.O.H REQUIREMENTS:
All wall areas above basins and cills to be tiled to a min. of 300mm above or finished with an approved impervious finish. Artificial ventilation to Mechanical engineers details and specifications.

ELECTRICAL:
All electrical installations to be undertaken by a registered person. Reticulation and design as per Electrical engineer's details and specifications and to approval of Local Authority.

DRAINAGE:
All drainage to civil engineers details and specifications and comply with SABS 10400 part P.

SAFETY:
All Balustrades to be minimum 1000mm high in accordance with NBR MM3.

The balustrades are a design and supply contract, and the subcontractor must provide a professional engineers certificate on completion. All shop drawings submitted for approval, need to be first signed off by the subcontractors professional engineer prior to submittal.

REFUSE ROOMS;
To have adequate lighting and ventilation. Screeded floor laid to fall to trapped floor drain with discharge to external gulley prior to main sewer connection.

Screed to have coved skirting upstand to height of 75mm to wall perimeter. Provide internal water point for hose connection. Double self closing outward opening hardwood doors with 200mm high stainless steel kickplates both sides.

AS BUILT

client: REDEFINE PROPERTIES — We're not landlords. We're people.

architect: KMH ARCHITECTS — ARCHITECTURE - INTERIOR DESIGN — INSPIRING SINCE 1912
116 LOOP STREET CAPE TOWN 8001 TEL 021423 4141 FAX 021 4261398 e-mail arch@kmh.co.za

workstage: 4.2 - TECHNICAL DOCUMENTATION

project name: EAGLE PARK : New premises for Nashua by Redefine
BOSMANSDAM ROAD, MILNERTON
ERF No. 29922

drawing name	project no.
LOWER GROUND FLOOR PLAN	3969

date	scale	drawn	checked	drawing no.	revision
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